

042.0

0007

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

691,400 / 691,400

USE VALUE:

691,400 / 691,400

ASSESSED:

691,400 / 691,400



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		WYMAN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GOVONI LAURIE A	
Owner 2:	
Owner 3:	

Street 1: 63 WYMAN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: GOVONI LAURIE A -	
Owner 2: LEU GEORGE R III -	
Street 1: 63 WYMAN STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 5,179 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Brick Veneer Exterior and 1242 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod

101	One Family	5179	Sq. Ft.	Site	0	80.	1.11	1														
-----	------------	------	---------	------	---	-----	------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		5179.000	231,100		460,300	691,400				
Total Card		0.119	231,100		460,300	691,400	Entered Lot Size			
Total Parcel		0.119	231,100		460,300	691,400	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	556.68	/Parcel: 556.6	Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	231,100	0	5,179.	460,300	691,400	691,400
2019	101	FV	198,800	0	5,179.	489,100	687,900	687,900
2018	101	FV	198,800	0	5,179.	356,700	555,500	555,500
2017	101	FV	198,800	0	5,179.	310,700	509,500	509,500
2016	101	FV	198,800	0	5,179.	264,700	463,500	463,500
2015	101	FV	193,900	0	5,179.	258,900	452,800	452,800
2014	101	FV	193,900	0	5,179.	212,900	406,800	406,800
2013	101	FV	193,900	0	5,179.	202,500	396,400	396,400

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOVONI LAURIE A		69039-520		3/22/2017	Convenience		1	No	No	
SPADARO LORRAIN		27535-525		7/31/1997		228,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/1994	216	Manual	3,000				ROOF-GUTTERS	
8/6/1992	364		1,100				ADD 14X24 WOOD DEC	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/14/2009	Measured	189	PATRIOT
5/24/2000	Inspected	263	PATRIOT
3/2/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	A Bath:	Rating:	SCUTTLE.																				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:															
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:	RESIDENTIAL GRID																
Prime Wall: 8 - Brick Veneer	Sec Wall: 1 - Wood Shingl	20 %	OTHER FEATURES	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units: 1	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units: 1	FY LR DR D K FR RR BR FB HB L O									
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: RED BRICK	View / Desir:	A Kits:	Rating:	Level			Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1								
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Grade: C - Average	Year Blt: 1934	Eff Yr Blt:	Location:	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	6	3										
Alt LUC:	Alt %:	Jurisdct:	Const Mod:	Alt %:	% Own:	Override:		Additions:					Kitchen:													
Lump Sum Adj:								Baths:					Electric:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Plumbing:					Heating:													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: 1 - Drywall	Partition: T - Typical	Phys Cond: AV - Average	31.	%	Total: 31	General:					General:													
Sec Floors:		%																								
Bsmnt Flr: 12 - Concrete	Subfloor:																									
Bsmnt Gar: 1	Electric: 3 - Typical																									
Insulation: 2 - Typical	Int vs Ext: S																									
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam																									
# Heat Sys: 1	% Heated: 100	% AC:																								
Solar HW: NO	Central Vac: NO																									
% Com Wall	% Sprinkled:																									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																		
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 042.0-0007-0014.0								<b>IMAGE</b>														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
2	Frame Shed	D	Y		18X10	A	AV	2003	0.00	T	12.8	101														
More: N	Total Yard Items:					Total Special Features:								Total:												